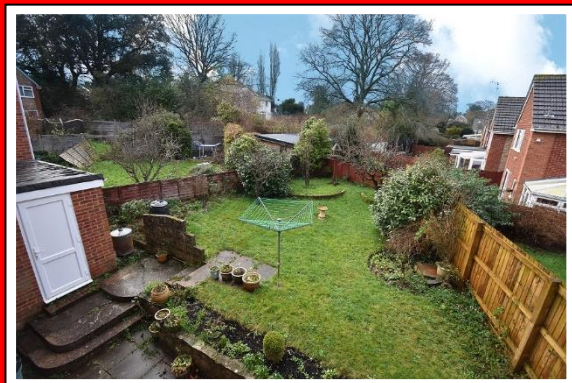




**5 CHURCH LANE
HEAVITREE
EXETER
EX2 5DY**



GUIDE PRICE £425,000 FREEHOLD



An opportunity to acquire a deceptively spacious detached family home occupying a highly convenient position providing good access to local amenities, popular schools and the Royal Devon & Exeter hospital. Four bedrooms. First floor bathroom. Reception hall. Ground floor cloakroom. Spacious sitting room. Separate dining room. Kitchen. Gas central heating. uPVC double glazing. Private driveway. Garage. Enclosed rear and side gardens offering great scope for extension works if required (subject to the necessary consents). No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Covered entrance. Obscure double glazed front door, with matching side panel, leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Thermostat control panel. Door to:

CLOAKROOM

Comprising low level WC. Wash hand basin with tiled splashback. Radiator. Obscure uPVC double glazed window to side aspect.

From reception hall, door to:

SITTING ROOM

16'10" (5.13m) x 13'2" (4.01m) maximum reducing to 9'10" (3.0m). A light and spacious room. Radiator. Marble effect fireplace with inset living flame effect gas fire, raised hearth and mantel over. Understair storage cupboard. Large uPVC double glazed window to front aspect with outlook over front garden. Obscure glass panelled double opening sliding doors lead to:

DINING ROOM

11'10" (3.61m) x 10'6" (3.20m). Radiator. Door to kitchen. Full height uPVC double glazed window and door providing access and outlook to rear garden.

From reception hall, door to:

KITCHEN

12'0" (3.66m) x 9'4" (2.84m). Fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces with tiled splashbacks. Double drainer sink unit with mixer tap. Space for electric cooker. Plumbing and space for washing machine. Radiator. Space for upright fridge freezer. Larder cupboard with fitted shelving also housing boiler serving central heating and hot water supply. Upright storage cupboards. Door to dining room. uPVC double glazed window to rear aspect with outlook over garden. Part obscure uPVC double glazed door provides access to rear garden.

FIRST FLOOR LANDING

Smoke alarm. Radiator. Access, via pull down aluminium ladder, to insulated and part boarded roof space with electric light. Door to:

BEDROOM 1

12'4" (3.76m) into wardrobe space x 9'10" (3.0m). Radiator. Built in bedroom furniture consisting two double wardrobes and large dressing table. Radiator. uPVC double glazed window to front aspect with outlook over neighbouring area.

From first floor landing, door to:

BEDROOM 2

12'2" (3.71m) maximum into door recess reducing to 8'6" (2.59m) x 9'8" (2.95m) maximum into wardrobe space. Range of built in bedroom furniture to one wall comprising two single wardrobes, overhead storage cupboards and fitted shelving. Radiator. Double width airing cupboard, with fitted shelving, housing lagged hot water cylinder. uPVC double glazed window to rear aspect with pleasant outlook over rear garden and neighbouring area.

From first floor landing, door to:

BEDROOM 3

10'4" (3.15m) x 8'6" (2.59m) into wardrobe space. Range of built in bedroom furniture consisting of double wardrobe, storage cupboards, desktop, fitted shelving and overhead storage cupboards. Radiator. uPVC double glazed window to rear aspect again with pleasant outlook over rear garden and neighbouring area.

From first floor landing, door to:

BEDROOM 4

8'2" (2.49m) x 6'10" (2.08m) excluding door recess and wardrobe space. Radiator. Built in wardrobe. uPVC double glazed window to front aspect with outlook over neighbouring area.

From first floor landing, door to:

BATHROOM

7'0" (2.13m) x 6'6" (1.98m). A matching suite comprising panelled bath with fitted electric shower unit over and tiled splashback. Wash hand basin. WC. Half height tiled walls. Radiator. Electric wall heater. Obscure uPVC double glazed window to side aspect.

OUTSIDE

To the front of the property is a good size shaped area of lawn with inset shrub beds. A private driveway provides parking for two vehicles in turn providing access to:

GARAGE

18'0" (5.49m) x 9'0" (2.74m). A good size garage with power and light. Window to rear aspect with outlook over rear garden. uPVC door provides access to the rear garden.

From the front garden a pathway leads to the side/front door. A side gate in turn provides access to the rear garden which consists of a paved patio with outside light and water tap. Retaining wall. Side steps lead to a neat shaped area of lawn. Shrub beds well stocked with a variety of maturing shrubs, plants and trees. To the right side elevation of the property is an additional area of garden laid to paving which provides great scope for extension works, if required, subject to the necessary consents.

TENURE FREEHOLD

DIRECTIONS

From Paris Street roundabout take the turning into Heavitree Road and continue straight ahead passing Waitrose supermarket and at the next traffic light junction turn right into Barrack Road. Proceed straight ahead and take the left hand turning into Haldon View Terrace which connects to Church Lane where the property in question will be found on the left hand side.

VIEWING

Strictly by appointment with the Vendors Agents.

AGENTS NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more check into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this.

You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included in the sale.

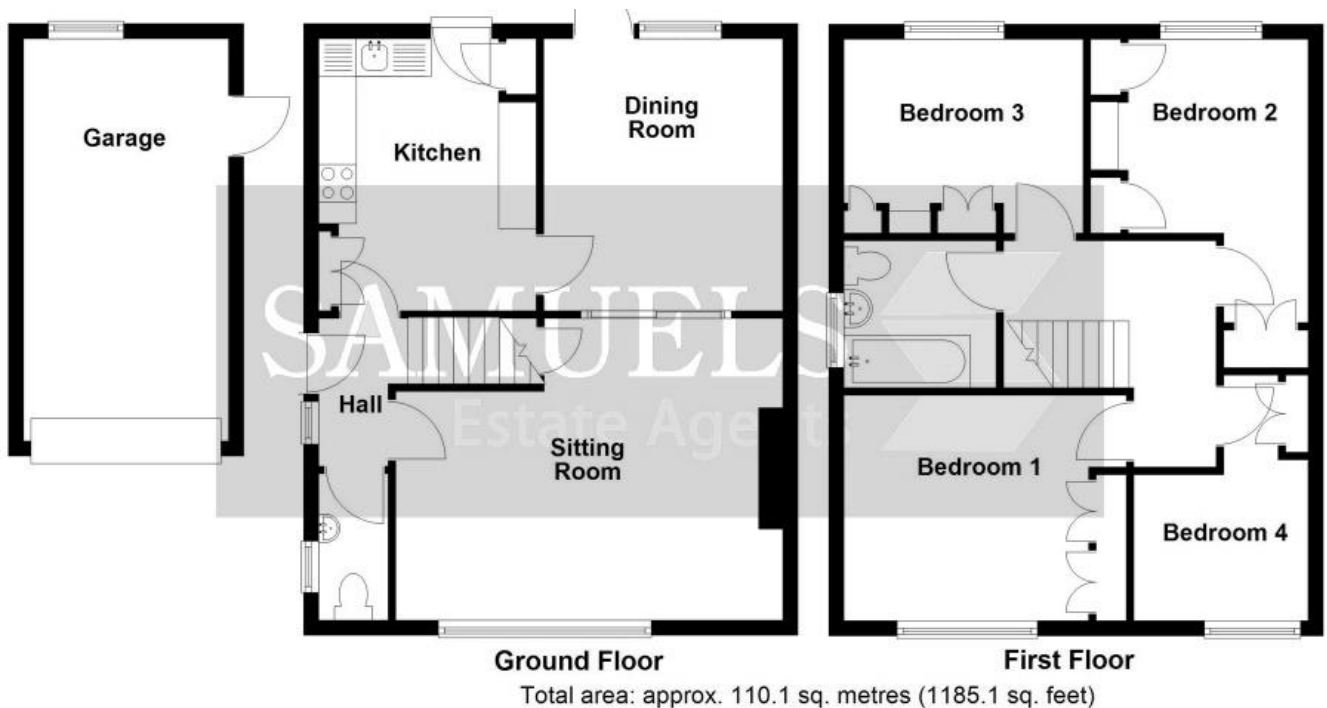
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

AGENTS NOTE MONEY LAUNDERING POLICY

Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction.

REFERENCE

CDER/0124/8551/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		